

PLANNING COMMITTEE

6th December 2016 at 6.30pm

Minutes

(Please note that following adoption of new standing orders (28 September 2010) all Councillors are now members of the Planning Committee.)

1. APOLOGIES

CLLRS MRS TOLMAN, DOWDALL & LUMLEY,

PRESENT: CLLRS HARRIMAN (CHAIR), GIST, MRS GOLD, MRS COAKLEY, LONG, MR SMITH (PORTREEVE & MAYOR), TAGG, DENLEY & WILLIAMS

MEMBERS OF THE PUBLIC: 8

OFFICER: HELEN DOWDALL (CLERK)

2. MINUTES

The minutes of the meeting of 15th November 2016 were approved as a correct record of the proceedings and duly signed.

3. MATTERS ARISING

None

4. DISCLOSURES OF INTEREST

To receive any disclosure(s) of interest by a Councillor or an officer in matters to be considered at this meeting, in accordance with provisions of Sections 94 or 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

Cllr Long declared that as a Cornwall Council Councillor his opinions expressed at Cornwall Council may vary from those expressed at Parish level due to wider considerations and further information. He abstained from voting on all items.

5. PLANNING APPLICATIONS -

a) PA16/10304, Former WI Hall, Stoke Road, Kelly Bray. Demolition of an existing institute building in disrepair and the construction of two new residential dwellings, ARC Build.

The meeting was adjourned at 6.32pm to allow the agent to speak about the application, for residents to make observations and questions to be addressed.

Queries	Responses
<i>Application is carrying the wrong postcode.</i>	<i>Information had been provided by the solicitor, but this can be corrected.</i>
<i>The statement that the building is no longer in use was queried.</i>	<i>The WI and Cornwall Council had both confirmed the position with the hall.</i>
<i>Clarification was sought on hazardous substances, namely an asbestos survey.</i>	<i>This tends to be a desktop exercise but an environmental survey has been completed and provided to Cornwall Council. The asbestos will be dealt with in accordance with HSE guidelines.</i>
<i>The legality of the ownership needs to be ironed out.</i>	<i>Stephens and Scown solicitors have confirmed that it was sold with good intent, by all parties involved.</i>
<i>Where will the 1.8 meter fence be?</i>	<i>On rear gardens to rear gardens.</i>
<i>The drawings show two kitchens (as opposed to a kitchen and bathroom)</i>	<i>Drawings will be amended.</i>
<i>The house isn't in keeping with the street scene on that side of the road. Bungalows are a rare commodity these days and a second bungalow would be preferred to a house.</i>	<i>The planners had pushed the agent towards a house design in accordance with the Planning Guidance.</i>

The Kelly Bray Residents Association then spoke about the response from the Charity Commission, providing a copy of the letter to the agent. Mrs Iannantuoni went on to explain their 'Right to Bid' application to Cornwall Council and made reference to the Localism Act and how the WI hall is needed for the community.

The meeting was reconvened at 6.52pm.

A debate then followed on the street scene and the legal matters.

Resolved. It was proposed by Cllr Gist seconded by Cllr Mrs Gold and agreed to refuse the application as the house is not in keeping with the street scene.

An amendment was then put forward. It was proposed by Cllr Tagg seconded by Cllr Smith to defer the application. (2 Supported, 6 Against and 1 Abstention).

The recommendation to refuse the application was then put forward again. (8 Support, 0 Against and 1 Abstention).

- b) PA16/10792, 1 Chestnut Close, Callington.** Kitchen and dining room extension, Whale.

Resolved. It was proposed by Cllr Williams seconded by Cllr Tagg and agreed to have no objection to the application subject to consultation with the neighbours (8 Support, 0 Against, 1 Abstention).

- c) PA16/10753, 47 Fore Street.** Self-containment of the existing first and second floors above the jewellers shop. Argyrides.

Resolved. It was proposed by Cllr Gist seconded by Cllr Denley and agreed to support the application subject to the Fire Officers and Build Control Officers being satisfied. (8 Support, 0 Against and 1 Abstention).

- d) PA16/10771, 47 Fore Street.** Conversion of the tenement building into a self-contained flat. Argyridges.

Resolved. It was proposed by Cllr Gist seconded by Cllr Mrs Cookley and agreed to support the application subject to the Fire Officers and Build Control Officers being satisfied. (8 Support, 0 Against and 1 Abstention).

- e) PA16/10772, 47 Fore Street.** Conversion of a disused garage into a dwelling (previously approved). Argyridges.

Resolved. It was proposed by Cllr Gist seconded by Cllr Denley and agreed to have no objection to the application subject to the Planning Officer being satisfied that the floor area is adequate. (8 Support, 0 Against and 1 Abstention).

6. PLANNING DECISIONS

- a) PA16/08870, Callington Solar Park, Hays Road.** Non material amendment to enlarge the width and height of the station by 50cm and 10cm respectively to the development of a 5 MW solar photovoltaic farm on 17.39 HA of land in Callington, Cornwall along with attendant equipment and infrastructure (PA11/00774), Low Carbon. APPROVED on 28th October 2016

b) PA16/04340 Land at Moss Side. Outline application for residential development of 46 dwellings and associated infrastructure, Cuming. Had been refused by Cornwall Council on 5th December 2016. Cllrs Long and Smith spoke about the refusal and how the committee decision had been reached.

7. CONTRARY DECISIONS FOR RECONSIDERATION

To consider any comments from the relevant case officers of the Planning Authority for applications that are due to be determined which are likely to result in a decision that is contrary to that of this Planning Committee – **None.**

8. NEIGHBOURHOOD PLAN UPDATE

The consultants are scheduled to be back in Callington on the 16th December and have a number of meetings planned for the day.
Noted.

8. ANY OTHER BUSINESS –

A public meeting is being held in the Swingletree Pub on Thursday at 7pm, being the first stage of the consultation process, (with the residents on the southern region of Kelly Bray) to discuss the mining proposals at Kelly Bray. The matter would be put on the Full Council's agenda for next week.

There being no further business the meeting was declared closed at 7.31pm.